



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
 214 N. Hogan St., Suite 300
 Jacksonville, FL 32202
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 Jacksonville.gov

August 22, 2024

The Honorable Randy White
 The Honorable Kevin Carrico, LUZ Chair
 And Members of the City Council
 City Hall
 117 West Duval Street
 Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2024-537 **Application for: Courtyard Homes PUD**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 15, 2024.
2. The original written description dated May 15, 2024.
3. The original site plan dated May 15, 2024.

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair Aye
 Tina Meskel, Vice Chair Aye
 Mark McGowan, Secretary Aye
 Lamonte Carter Aye

Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0537 TO
PLANNED UNIT DEVELOPMENT

AUGUST 22, 2024

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0537** to Planned Unit Development.

Location: 2939 Manitou Avenue between Ortega Boulevard and Baltic Circle

Real Estate Number(s): 101602-0000

Current Zoning District(s): Planned Unit Development (PUD Ord. 2020-0089)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southwest, District 4

Council District: District 7

Applicant/Agent: Ann McCarthy
Manitou, LLC
4815 Apache Avenue
Jacksonville, Florida 32210

Owner: Manitou, LLC
4815 Apache Avenue
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0537 seeks to rezone approximately 0.37 acres of land from Planned Unit Development (PUD) to PUD. The rezoning to PUD is being sought to increase the density of the proposed development from a duplex to a quadruplex on the subject property. The subject property is vacant, as the previous structure was demolished in 2022/2023. Prior to the 2020 rezoning, the parcel was zoned Commercial Neighborhood (CN), which only permitted multifamily development integrated with a permitted use on the ground floor.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the RPI land use category functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. The RPI land use category is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category of up to 20 dwelling units per acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is in/consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2045 Comprehensive Plan and Land Development Regulations.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): RPI. The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the

Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a four (4) unit quadruplex. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed PUD will provide a streetscape that is consistent with the RLD-90 Zoning District in the area. Houses in the area generally have a larger front yard than the code allows.
- The use and variety of building setback lines, separations, and buffering: The written description provides for a 25 foot front and rear setback. This setback is larger than what is allowed in the surrounding RLD-90 Zoning District. The larger front yard setback will create a larger front yard that is similar to the existing houses in the area.
- The use and variety of building sizes and architectural styles: The PUD does not indicate a specific style. There are a wide variety of architectural styles of different dwellings in the area.
- The variety and design of dwelling types: The PUD is for a 4-unit quadruplex. The area is primarily single family with a wide range of home sizes, but there are multi-family units within the immediate area. The duplex increases the variety of housing types in the area.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The subject property is surrounded on three sides by single family dwellings. To the rear are low intensity professional offices. Extending farther from the property, it is primarily single family dwellings and a multi-family development.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CN	Single family dwelling, offices
South	LDR	RLD-90	Single family dwellings
East	CGC	CN	Professional office
West	CGC	CN	Single family dwelling

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The application site is located within the Old Ortega Historic District. The area was listed with the National Register of Historic Districts on July 14, 2004. Old Ortega is home to hundreds of mid-size to large, turn-of-the-century homes and Southern-style mansions. Many of these homes are situated directly on the river, and the nature of the "island" allows ease of access to the waterways for all residents. The island is almost all residential, the only exception being a small square in the section known as "Ortega Village" on the north side where a small collection of restaurants, boutiques, and a pharmacy are found.

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as a quadruplex. The PUD is appropriate at this location because it presents a similar streetscape as existing dwellings and adds to the housing type in the area.

- The availability and location of utility services and public facilities and services: JEA indicates that a 4-inch water line and an 8-inch sewer main are available in the Manitou Ave right of way.
- Duval County Public Schools indicates that Ortega Elem. School, Lake Shore Middle School and Robert E. Lee High School have sufficient capacity to accommodate future students generated by the development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation is required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 13, 2024, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0537** be **APPROVED** with the following exhibits:

1. The original legal description dated May 15, 2024.
2. The original written description dated May 15, 2024.
3. The original site plan dated May 15, 2024.



Aerial view of subject property



Aerial view of subject property



View of subject property facing northeast from Manitou Ave.



Adjacent single family dwelling



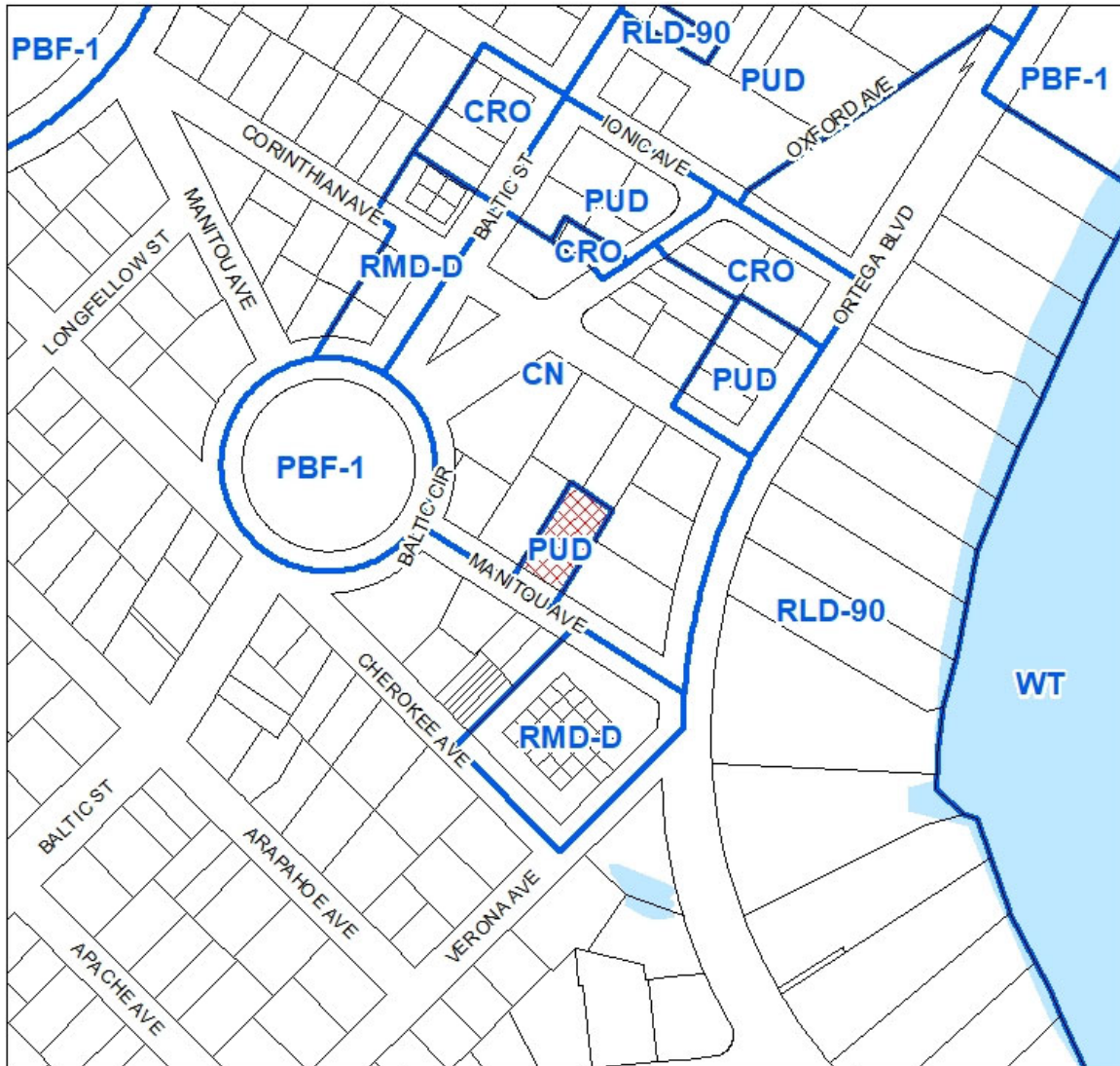
Adjacent single family dwelling

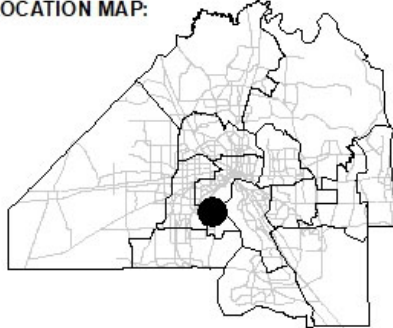
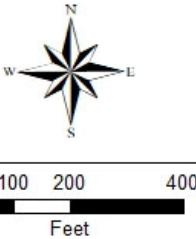


Adjacent single family dwelling



Adjacent multi-family structure



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p> <p>ORD. 2024-0537</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5606</p>	 <p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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